



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 4, 1993

Mr. and Mrs. Dominick W. Filletti
7815 Seaside Road
Baltimore, Maryland 21222

RE: Case No. 94-109-A, Item No. 115
Petitioner: Dominick W. Filletti, et ux
Petition for Administrative Variance

Dear Mr. and Mrs. Filletti:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 9, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-17-93

Ms. CHARLOTTE MINTON
Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: # 115 (RT)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-3350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-3062 Statewide Toll Free
737 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 20, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 110, 112, 114 and 115.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Division Chief:

PK/JL:lw

ZAC.110/PZONE/ZAC1



111 West Chesapeake Avenue
Towson, MD 21204

SEPTEMBER 28, 1993

(410) 887-3610

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

ZONING AGENDA - Formal or Informal Response Due September 27, 1993

RE: Property Owner: William Lee Gaines and Emma V. Gaines
Location: #1610 Ruxton Road
Item No.: #109 (RT)
No Comments.

RE: Property Owner: Alice Trent
Location: #9 Compass Road
Item No.: #110 (RT)
No Comments.

RE: Property Owner: Mitcherling and Mitcherling, D.D.S., P.A.
Location: #1414 Shore Road
Item No.: #111 (WCR)
No Comments.

RE: Property Owner: Park School
Location: Park School
Item No.: #112 (WCR)
No Comments.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 Edition prior to occupancy.

RE: Property Owner: Stanley G. Souranis and Annette N. Souranis
Location: #1405 Mt. Airy Road
Item No.: #114 (JLL)
No Comments.

RE: Property Owner: Domenick William Filletti and Mary Elizabeth Filletti
Location: #7815 Seaside Road
Item No.: #115 (RT)
No Comments.

RE: Property Owner: Frederick J. Burgesen and Michelle A. Burgesen

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management

DATE: October 27, 1993

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 115
Filletti Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 7815 Seaside Road. The site is within the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA).

APPLICANT'S NAME Mr. and Mrs. Dominick Filletti

APPLICANT PROPOSAL

The applicant has requested a variance from section 400.3 of the Baltimore County Zoning Regulations to permit "a height of 20 feet for a proposed garage in lieu of the required 15 feet".

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" (COMAR 14.15.10.01.0).

RECEIVED
NOV 2 1993

ZADM

Mr. Arnold E. Jablon
October 27, 1993
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.

Finding: This property is adjacent to Bullneck Creek. The proposed garage is located more than 100 feet from the mean high tide line. Therefore this project is in compliance with the above regulation.

2. Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site. Therefore, no dredging, filling, or construction shall occur in any tidal or non-tidal wetland for this project, and this regulation has been met.

3. Regulation: "New development and redevelopment within the IDA shall use Best Management Practices or other technology which reduces pollutant loadings by 10% of the on-site level prior to new development or redevelopment" <Baltimore County Code Section 26-452(a)>.

Finding: In order to comply with the above regulation, rooftop runoff shall be directed across the lawn. This will encourage maximum infiltration of stormwater and will bring this property into compliance with the 10% rule. Infiltration of stormwater is a recommended Best Management Practice in a "Framework for Evaluating Compliance with the 10% Rule in the Chesapeake Bay Critical Area."

Mr. Arnold E. Jablon
October 27, 1993
Page 3

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-3980.

J. James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD:NSP:cm

cc: Mr. and Mrs. Dominick Filletti

SEASIDE/DEPRM/WQBCBA



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

October 15, 1993

(410) 887-4346

Mr. and Mrs. Dominick W. Filletti
7815 Seaside Road
Baltimore, Maryland 21222

RE: Property: 7815 Seaside Road -Case No. 94-109-A
Petition for Administrative Variance

Dear Mr. and Mrs. Filletti:

I have been referred your Petition for Administrative Variance in the above captioned case for review and evaluation. You, therein, request a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a height of 20 ft. for a proposed garage in lieu of the required 15 ft. As required under law, the property has been posted with notice of your Petition. No request for public hearing has been received from any interested neighbor and, thus, the matter is ready for disposition.

Before rendering a decision on your Petition, several issues should be addressed relating to the relief requested. First, I note that this is a waterfront property which abuts Bullneck Creek. As such, the property lies within the Chesapeake Bay Critical Area. To date, I have not received any information from Baltimore County's Department of Environmental Protection and Resource Management (DEPRM) regarding their evaluation of this project. All Petitions for Variance must be reviewed by DEPRM to ensure compliance with the Chesapeake Bay Critical Area regulations. Kindly advise whether DEPRM has, in fact, reviewed and evaluated your Petition.

Also, you are seeking relief to construct an accessory structure (garage) on the property. An accessory structure is defined in the B.C.Z.R. as a structure which is subordinate in area, extent, or purpose to the principal use or structure on site. A review of the site plan submitted indicates that the proposed garage is substantial in size. It is "H" shaped and measures 26 x 36 ft. at the base and 40 ft. x 28 ft. within the stem. Dimensions for the existing house are not provided, however, it appears that the proposed garage may be in excess of the square footage of the dwelling. Under these circumstances, kindly advise of the proposed use of the garage and the need for such a large structure.

Upon resolution of these issues, a final evaluation will be made on your request.

Very truly yours,
Lawrence E. Scheldt
Zoning Commissioner

Baltimore County Government
Office of Zoning Administration
and Development Management

211 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

SEPTEMBER 10, 1993

NOTICE OF CASE NUMBER ASSIGNMENT

To: ALEXANDER and Mary Filletti
7815 Seaside Road
Baltimore, Maryland 21222

Re: CASE NUMBER: 94-109-A (100-115)
7815 Seaside Road
S & Seaside Road, 1200' x 120' x 120' (120' x 120' x 120')
12th Election District - 12th Councilmanic

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 410-887-3353. This notice also serves as a reminder regarding the administrative process.

1. Your property will be posted on or before September 27, 1993, the closing date (October 12, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Board of Appeals. They may (a) grant the requested relief, (b) deny the requested relief, or (c) deny that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2. In cases requiring public hearing (whether by a neighbor's formal request or by Order of the Commission), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3. Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl J. Jahn
Baltimore County
Director

Printed with Cyan Process
on Recycled Paper

LIBER 7681 PAGE 226

Schedule A 94-109-A

BEGINNING for the same at a point in a line drawn parallel with and distant 15 feet Southwesterly measured at a right angles from the Southwest side of the right of way of the Patapsco Neck Branch of the Baltimore and Ohio Railroad distant 1347 feet Northwesterly from the intersection of said line with the Northwest side of Chesterwood Road 16 feet wide and running thence binding on said line and the Southwest side of a Roadway 15 feet wide, now laid out North 64 degrees 38' feet West 130 feet; thence South 25 degrees 22' feet West 312 feet to the shoreline of Bull Neck Creek, a branch of Bear Creek; thence binding on said shoreline South 44 degrees 22' feet East 138 feet 7 inches, and thence North 25 degrees 22' feet East 360 feet to the place of beginning. Containing one (1) acre, more or less. The improvements thereon being known as No. 7815 Seaside Road, formerly known as No. 478 Stansbury Road.

Savings and Excepting the properties described in the following Deeds:

1. Deed from Jacob Sofinowski, Jr. and Ruth Eva Sofinowski, his wife, unto Rudolph Siewicki and Olga Siewicki, his wife, dated April 20, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1450, folio 480, etc.

2. Two lots of ground described in a Deed from Emmett E. Pyle, Jr. and Doris A. Pyle, his wife to the Baltimore County Revenue Authority, dated December 21, 1959, and recorded among the aforesaid Land Records in Liber W.J.R. No. 3644, folio 421, etc.

TOGETHER with the right to use in common with others entitled thereto of a roadway 15 feet wide the centerline of which is described in the aforesaid Deed from William G. Lynch, and wife, to Jacob Sofinowski, Jr. and Ruth Eva Sofinowski, his wife. The said roadway having been widened to 30 feet by Agreement dated June 20, 1945, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1393, folio 21, etc. by and between William G. Lynch and wife, Jacob Sofinowski and wife, Margaret A. McCourt and Bernard J. McCourt.

ALSO BEING subject to the legal operation and effect of the restrictions and/or easements of record, if any.

BEING the same lot of ground described in a Deed September 8, 1966 and recorded among the Land Records of Baltimore County September 9, 1966 at 12:25 p.m. in Liber O.T.G. No. 4669, folio 570 from Emmett E. Pyle and Doris A. Pyle, his wife to Carmine Filletti and Elaine Filletti, his wife, in fee simple.

17
8 ITEM # 115

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7815 SEASIDE RD

Subdivision name: 94-109-A

plat book #, folio #, lot #, section #

OWNER:

SEASIDE RD.
1200' FROM THE E
OF PUNMANWAY RD

EX. HOUSE 7813

EX. HOUSE 7815 (FRONT)

EX. HOUSE 7817

PROP. GARAGE (EX. GARAGE TO BE RAZED)

EX. CARPORT

Scale of Drawing: 1" = 60'

North

date: prepared by:

Vicinity Map scale: 1" = 1000'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 12

1" = 200' scale map: SE 4-F

Zoning: D.R. 5.5

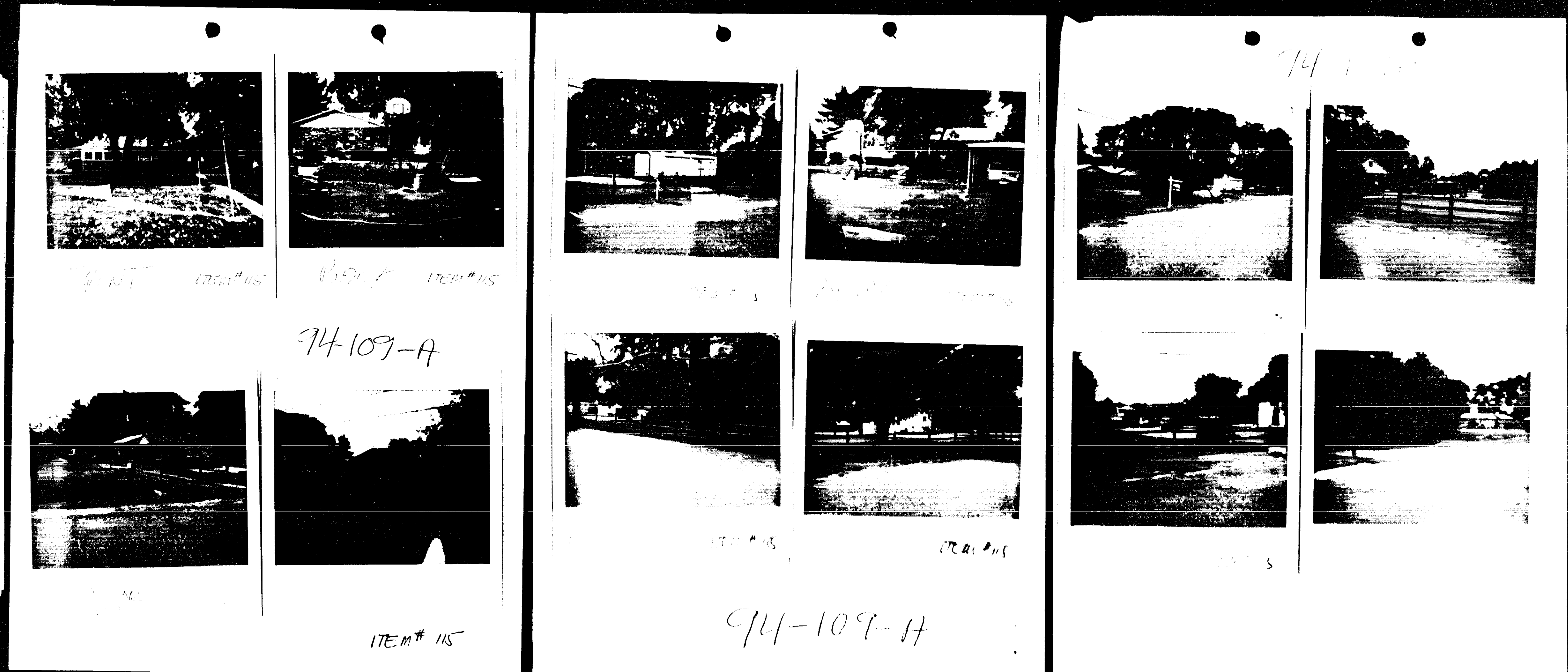
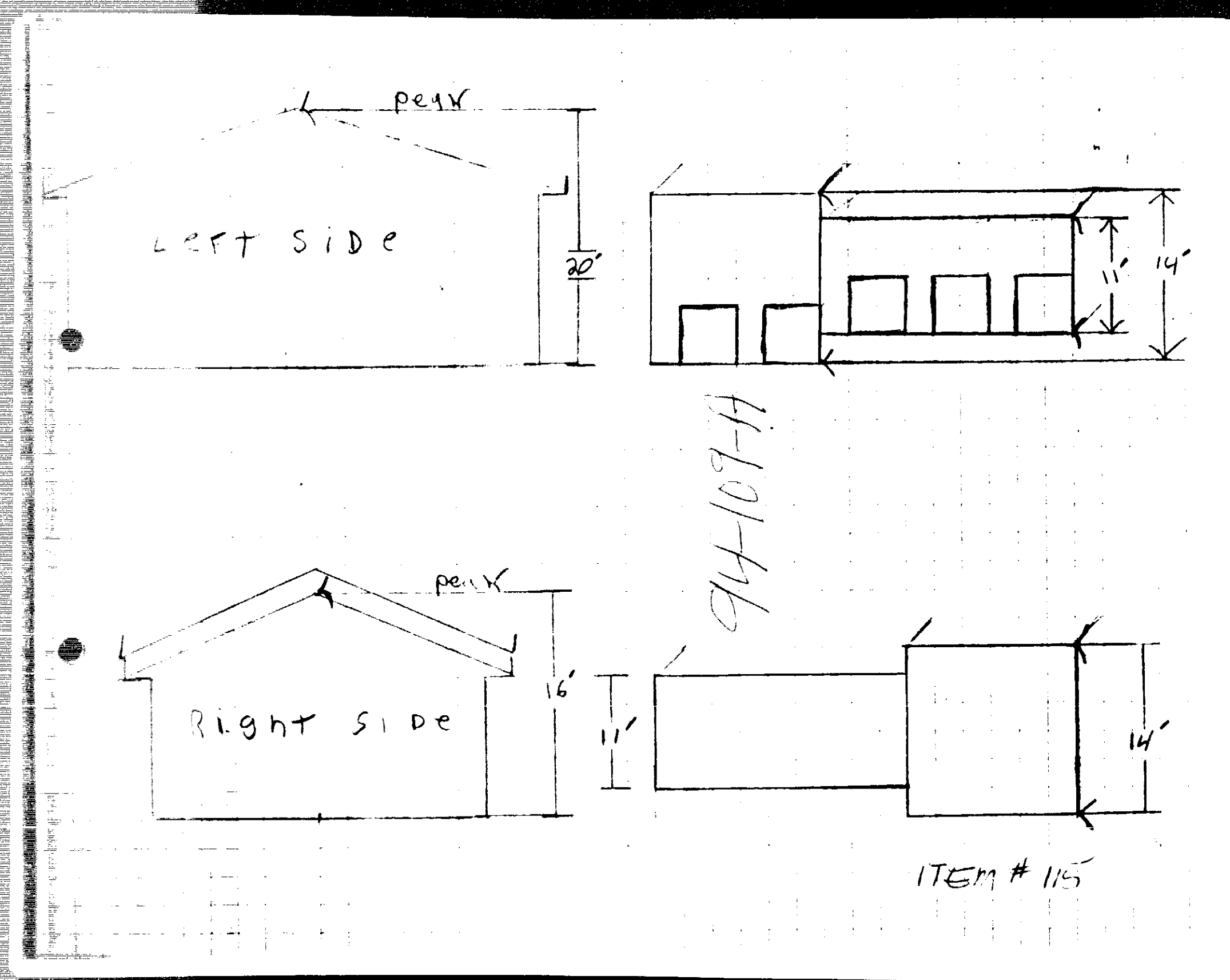
Lot size: 1.02 acreage 43,560 square feet

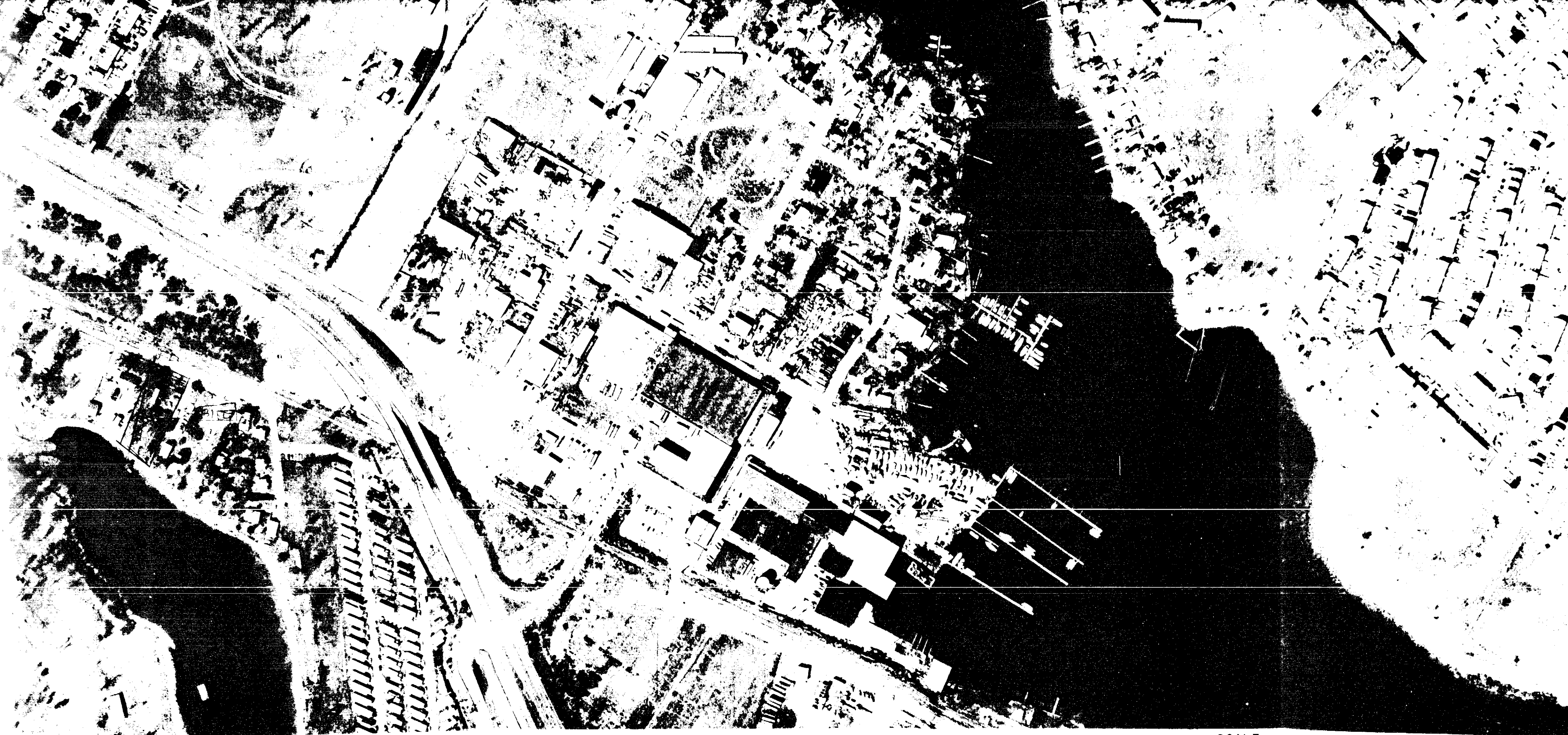
SEWER: ☒ WATER: ☒ CHESAPEAKE BAY CRITICAL AREA: ☒

Prior Zoning Hearings: 11/4

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
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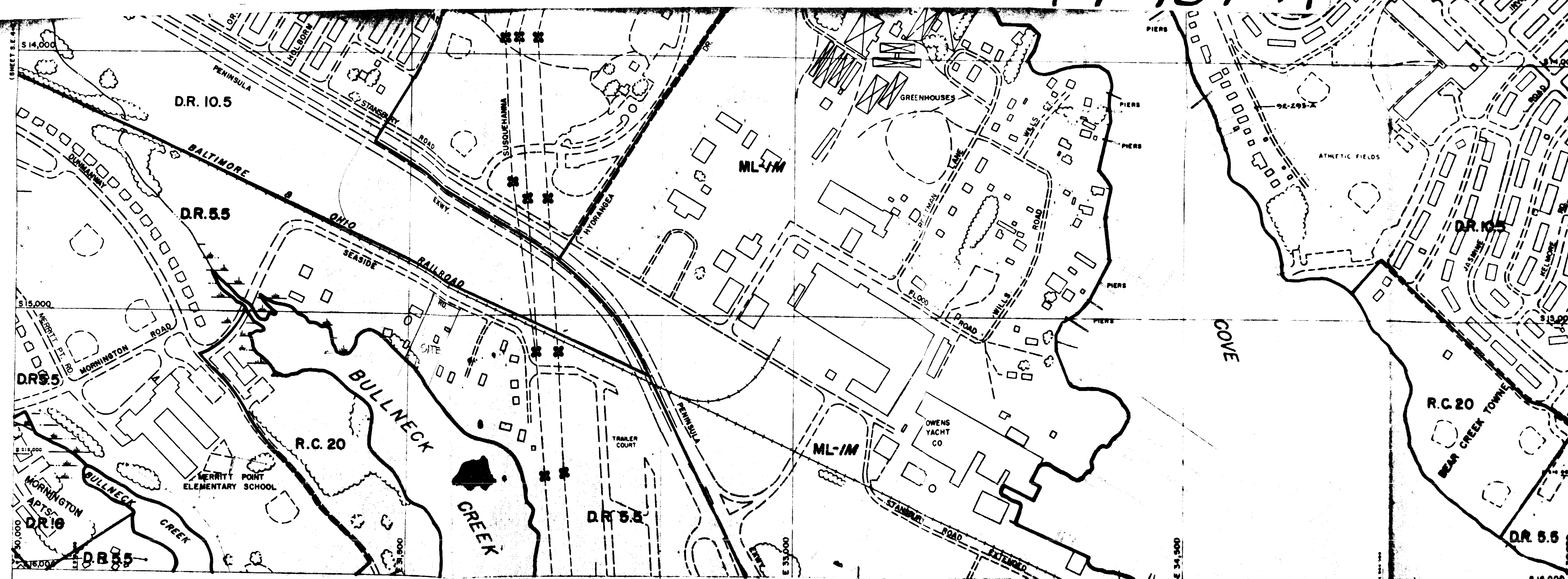
$$I^{\text{II}} = 200' \pm$$

DATE
OF
PHOTOGRAPHY
JANUARY
1986

DUNDALK

S. E.

94-109-F



F-SE E-SW

~~1988 COMPREHENSIVE ZONING MAP~~
~~Adopted by the Baltimore County Council~~
~~Oct. 13, 1988.~~
~~See Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88~~
~~*[Signature]*~~
~~Chairman, County Council~~

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHOD
BY BUCHART-HORN, INC. BALTIMORE, MD. 21219

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPH
JANUARY
1988

LOCATION

DUNDALK

SHEET

S E.

ITEM # 115

CRITICAL AREA

94-109-A